



**DATE:** October 22, 2013  
**CATEGORY:** Consent  
**DEPT.:** Fire/Community Development  
**TITLE:** Amend Chapters 8, 14, and 24 of the City Code and Adopt the 2013 California and 2012 International Codes, Incorporating by Reference Other Uniform Codes (Second Reading)

### RECOMMENDATION

1. Adopt AN ORDINANCE AMENDING CHAPTER 8, ARTICLES I, II, III, IV, AND V, OF THE MOUNTAIN VIEW CITY CODE, RELATING TO THE ADOPTION OF THE 2013 CALIFORNIA BUILDING CODES, INCORPORATING BY REFERENCE OTHER INTERNATIONAL AND UNIFORM CODES, AND ADOPTION OF THE 2012 INTERNATIONAL PROPERTY MAINTENANCE CODE (Attachment 1 to the Council report). (First reading: 6-1; Inks no)
2. Adopt AN ORDINANCE AMENDING CHAPTER 14, ARTICLES I, II, AND III, OF THE MOUNTAIN VIEW CITY CODE, RELATING TO THE ADOPTION OF THE 2012 INTERNATIONAL FIRE CODE, INCORPORATING BY REFERENCE THE AMENDMENTS ADOPTED BY THE STATE OF CALIFORNIA TO ESTABLISH THE 2013 CALIFORNIA FIRE CODE (Attachment 2 to the Council report). (First reading: 6-1; Inks no)
3. Adopt AN ORDINANCE AMENDING CHAPTER 24, ARTICLES I AND II, OF THE MOUNTAIN VIEW CITY CODE, RELATING TO HAZARDOUS MATERIALS (Attachment 3 to the Council report). (First reading: 6-1; Inks no)

### SUMMARY

On October 8, 2013, the City Council held the first reading of the revisions and amendments to the City Code; Chapter 8, Articles I, II, III, IV, and V; Chapter 14, Articles I, II, and III; and Chapter 24, Articles I and II. These revisions reflect the 2013 Triennial State Model Code adoption cycle and amendments tailored for local conditions. Staff recommends approval of second reading.

**FISCAL IMPACT**

The degree of fiscal impact to the City is expected to be minimal. Funding for code books and associated staff training is provided for in the Fiscal Year 2013-14 Building Inspection Division and Fire Department budgets.

**PUBLIC NOTICING** – Agenda posting.

Prepared by:

Anthony Ghiossi  
Chief Building Official

Jaymae Wentker  
Fire Marshal

Approved by:

Bradley C. Wardle  
Fire Chief

Randal Tsuda  
Community Development Director

Daniel H. Rich  
City Manager

AG-JW/5/CAM  
808-10-22-13CR-E

- Attachments:
1. Ordinance, Chapter 8
  2. Ordinance, Chapter 14
  3. Ordinance, Chapter 24

ORDINANCE NO.

AN ORDINANCE AMENDING CHAPTER 8, ARTICLES I, II, III, IV, AND V, OF THE MOUNTAIN VIEW CITY CODE, RELATING TO THE ADOPTION OF THE 2013 CALIFORNIA BUILDING CODES, INCORPORATING BY REFERENCE OTHER INTERNATIONAL AND UNIFORM CODES, AND ADOPTION OF THE 2012 INTERNATIONAL PROPERTY MAINTENANCE CODE

THE CITY COUNCIL OF THE CITY OF MOUNTAIN VIEW DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. A local entity such as the City of Mountain View must adopt the California Building Standard Code prior to January 1, 2014 if the local agency desires to maintain local control and to make amendments to the California Codes or other international and uniform codes in order to accommodate local requirements for local conditions; and

Section 2. The City of Mountain View has adopted and amended Chapter 1, Division II of the California Building Code to address administrative provisions; and

Section 3. Council Findings.

The City of Mountain View has local conditions which require amendments to the California Building Standard Code and other international and uniform codes; and

The City of Mountain View experiences low humidity and warm temperatures during the summer months, creating conditions which are particularly conducive to the ignition and spread of grass, brush, and structure fires. Additionally, the City of Mountain View is geographically located in the most severe seismic zone, Seismic Zone 4, and situated near active earthquake faults capable of producing substantial seismic activity. Since the City of Mountain View is divided by major freeways and other transportation corridors, the occurrence of a major earthquake would significantly impact the ability of Fire Department personnel to respond to emergencies should one or more overpasses be substantially damaged or collapse. Additionally, fire suppression capabilities could be severely limited should the water system be extensively damaged during a seismic event. Therefore, mitigation measures are necessary such as: automatic fire suppression systems, communications systems, access to buildings, seismic protection, safety controls for hazardous materials and other safeguards in an effort to minimize the risks to citizens, property, and fire suppression personnel; and

The City of Mountain View finds that amendments to CALGreen are necessary due to local environmental conditions due to climate change issues. The City Council approved community-wide Greenhouse Gas Reduction Targets which align with the provisions of California Assembly Bill 32 (Global Warming Solutions Act). The proposed amendments include provisions to administer and preserve natural resources, encourage the use of sustainable materials, manage waste, and reduce other direct and indirect causes of climate change; and

The City of Mountain View has made amendments and adopted the California Building Codes as Chapter 8, Articles I, II, III, and IV, to address climatic, topographic, geological, and environmental conditions; and

Section 4. The City of Mountain View, in adopting these codes, will be consistent with the State of California and other local municipalities;

Section 5. Article I, Divisions I, II, and III and Articles II, III, IV, and V of Chapter 8 of the Mountain View City Code are hereby deleted in their entirety.

Section 6. Article I, Division I, is hereby added to Chapter 8 of the Mountain View City Code, to read as follows:

**“ARTICLE I.  
BUILDING CODE.**

**DIVISION I. CALIFORNIA BUILDING CODE.**

**SEC. 8.10.1. California Building Code – Adopted.**

The California Building Code, 2013 edition, incorporates, by adoption, the 2012 edition of the International Building Code of the International Code Council with California amendments. The 2012 International Building Code, promulgated by the International Code Council, which regulates the erection, construction, enlargement, alteration, repair, moving, removal, conversion, demolition, occupancy, equipment, use, height, area, and maintenance of buildings and other structures, is adopted, including the following appendices: Appendices I and J by this reference is made a part of this city code with the same force and effect as though set out herein in full. Division II, Part 1, Scope and Administration, is adopted as the City of Mountain View administrative provisions for all adopted building codes. One (1) copy of the California Building Code is on file and open to public inspection in the building inspection office.

**SEC. 8.10.2. Subsection 101.1 amended – Title.**

Subsection 101.1 of the 2013 California Building Code is amended to read:

**101.1. Title.** These regulations shall be known as the Building Codes of the City of Mountain View, hereinafter referred to as "this code."

**SEC. 8.10.3. Subsection 101.4.4 amended – Property maintenance.**

Subsection 101.4.4 of the 2013 California Building Code is amended to read:

**101.4.4. Property Maintenance.** The provisions of the California Building Code, California Residential Code, California Mechanical Code, California Electrical Code, California Plumbing Code, California Fire Code, and 2012 International Property Maintenance Code shall apply to existing structures and premises; equipment and facilities; light, ventilation, space heating, sanitation, life and fire safety hazards; responsibilities of owners, operators, and occupants and occupancy of existing premises and structures.

**SEC. 8.10.4. Subsection 103.1 amended – Division of building inspection established.**

Subsection 103.1 of the California Building Code is amended to read as follows:

**103.1. Division of building inspection established.** There is hereby established in the City of Mountain View a division of building inspection which shall be under the supervision of the chief building official who shall be accountable to the community development director of the city.

**SEC. 8.10.5. Subsection 104.1 amended – General.**

Subsection 104.1 of the California Building Code is amended to read as follows:

**104.1. General.** The chief building official is hereby authorized and directed to enforce the provision of this code. The chief building official shall have the authority to render interpretations of this code and to adopt policies and procedure in order to clarify the application of its provisions. Such interpretations, policies and procedures shall be in compliance with the intent and purpose of this code. Such policies and procedures shall not have the effect of waiving requirements specifically provided for in this code.

(a) The chief building official is hereby authorized and empowered to enforce all the provisions of this code. For such purposes, he/she shall have the powers of a law enforcement officer.

(b) The chief building official shall enforce a fee schedule set forth by city council resolution, as amended from time to time.

**SEC. 8.10.6. Subsection 105.1.1 deleted – Annual permit.**

**SEC. 8.10.7. Subsection 105.1.2 deleted – Annual permit records.**

**SEC. 8.10.8. Subsection 105.2 amended – Work exempt from permit.**

Subsection 105.2 of the California Building Code is hereby amended to read as follows:

**105.2. Building.**

1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 120 square feet (11 m<sup>2</sup>).
2. Fences not over 6 feet (1,829 mm) high.
3. Oil derricks.
4. Retaining walls that are not over 4 feet (1,219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II or IIIA liquids.
5. Water tanks supported directly on grade if the capacity does not exceed 5,000 gallons (18,925 L) and the ratio of height to diameter or width does not exceed 2:1.
6. Sidewalks, residential decks and driveways no more than 30 inches (762 mm) above adjacent grade, and not over any basement or story below and are not part of an accessible route or required exit.
7. Painting, papering, tiling, carpeting, cabinets, countertops and similar finish work that is not an element of an accessible route or furnishing.
8. Temporary motion picture, television, and theater stage sets and scenery.

9. Prefabricated swimming pools accessory to a Group R-3 occupancy that are less than 24 inches (610 mm) deep, do not exceed 5,000 gallons (1,895 L) and are installed entirely above ground.

10. Shade cloth structures constructed for nursery or agricultural purposes, not including service systems.

11. Swings and other playground equipment accessory to single detached one- and two-family dwellings and not considered a public playground.

12. Window awnings supported by an exterior wall that do not project more than 54 inches (1,372 mm) from the exterior wall and do not require additional support of Group R-3 and U occupancies.

13. Nonfixed and movable fixtures, cases, racks, counters and partitions not over 5 feet 9 inches (1,753 mm) in height.

14. Window replacements in the same opening, when window opening is not modified and there is no framing construction required.

**SEC. 8.10.9. Subsection 105.3.2 amended – Time limitation of application.**

Subsection 105.3.2 of the California Building Code is amended to read as follows:

**105.3.2. Time limitation of application.** An application for a permit for any proposed work shall be deemed to have been abandoned one hundred eighty (180) days after the date of filing, unless such application has been pursued in good faith or a permit has been issued; except that the chief building official is authorized to grant one (1) or more extensions of time for additional periods not exceeding one hundred eighty (180) days each. The extension shall be requested in writing and justifiable cause demonstrated.

**SEC. 8.10.10. Subsection 105.5 amended – Expiration.**

Subsection 105.5 of the California Building Code is amended to read as follows:

**105.5. Expiration.** Every permit issued by the chief building official under the provisions of this code shall expire by limitation and become null and void if the building or work authorized by such permit is not commenced within one hundred eighty (180) days from the date of such permit or if the building or work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of one hundred eighty (180) days from the last inspection. Before such work can be recommenced, a new permit shall be first obtained to do so, and the fee therefor shall

be one-half (1/2) the amount required for a new permit for such work, provided no changes have been made or will be made in the original plans and specifications for such work; and provided further that such suspension or abandonment has not exceeded one (1) year from the issuance date of such permit or if the building or work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of one (1) year from the last inspection. The chief building official has the authority to waive or reduce said fees if deemed appropriate and maintaining cost recovery. In order to renew action on a permit after expiration, the permittee shall pay a new full permit fee.

Any permittee holding an unexpired permit may apply for an extension of the time within which work may commence under that permit when the permittee is unable to commence work within the time required by this section for good and satisfactory reasons. The chief building official may extend at no charge the time for action by the permittee for a period not exceeding one hundred eighty (180) days on written request by the permittee showing that circumstances beyond the control of the permittee have prevented action from being taken.

**SEC. 8.10.11. Subsection 105.8 added—Required approval of community development director.**

Subsection 105.8 is added to the California Building Code, to read as follows:

**105.8. Required approval of community development director.** As to any application for a building permit regarding any proposed or existing building or structure situated, or to be situated, on any lot, which lot is subject to a previously granted variance, site plan, and architectural approval, conditional use permit, planned community permit or any other type of entitlement set forth in Chapter 36 of the Mountain View City Code, the chief building official shall not be required to issue any such building permit unless the community development director, or the director's authorized representative, has informed the chief building official that the conditions of approval of such variance, site plan, and architectural approval, conditional use permit, planned community permit or other land use entitlement have been fulfilled, or that sufficient guarantees have or will be posted with the director to ensure that all such conditions of approval will be fulfilled.

**SEC. 8.10.12. Subsection 109.2 amended—Schedule of permit fees.**

Subsection 109.2 of the California Building Code is amended to read as follows:

**109.2. Schedule of permit fees.** On buildings, structures, electrical, gas, mechanical and plumbing systems or alterations requiring a permit, a fee for each



permit shall be paid as required, in accordance with the master fee schedule as adopted by the city council.

**SEC. 8.10.13. Subsection 109.3 amended – Building permit valuations.**

Subsection 109.3 of the California Building Code is amended to read as follows:

**109.3. Building permit valuations.** The applicant for a permit shall provide an estimated permit value at time of application. Permit valuations shall include total value of work, including materials and labor, for which the permit is being issued, such as electrical, gas, mechanical, plumbing equipment and permanent systems. If, in the opinion of the chief building official, the valuation is underestimated on the application, the valuation shall be adjusted using the current building valuation data table adopted by the city council. Final minimum building permit valuation shall be set by the chief building official.

**SEC. 8.10.14. Subsection 109.5 amended – Related fees.**

Subsection 109.5 of the California Building Code is amended to read as follows:

**109.5. Related fees.** The payment of the fee for the construction, alteration, removal or demolition for work done in connection to or concurrently with the work authorized by a building permit shall not relieve the applicant or holder of the permit from the payment of other fees that are prescribed by law and the City of Mountain View.

**SEC. 8.10.15. Section 111.2 amended – Certificate issued.**

Subsection 111.2 of the California Building Code is amended to read as follows:

**111.2. Certificate issued.** After the chief building official inspects the building or structure and finds no violations of the provisions of this code, City of Mountain View conditions and ordinances, or other laws that are enforced by the building inspection division, the chief building official shall issue a certificate of occupancy. The project job card issued by the City of Mountain View shall serve as the certificate of occupancy when properly signed.

**SEC. 8.10.16. Subsection 112.1 – Amended – Connection of utility service.**

Subsection 112.1 of the California Building Code is amended to read as follows:

**112.1. Connection of utility service.** It shall be unlawful for any person, firm or corporation to make a connection from a source of electrical energy or fuel gas to any

electric wiring system, gas piping system, device, appliance or equipment for the installation of which a permit is required, unless such wiring system, gas piping system, device, appliance or equipment has first been inspected and found to comply with all applicable codes and ordinances of the city.

**SEC. 8.10.17. Subsection 112.3 amended – Authority to disconnect service utilities.**

Subsection 112.3 of the California Building Code is amended to read as follows:

**112.3. Authority to disconnect service utilities.** The chief building official is authorized to disconnect, or order disconnection of, electrical or gas service to any system, device, appliance, or equipment found to be in violation of this code or under any of the following conditions:

1. Failure of the owner or his/her agent to secure or to fully comply with the conditions of the required permits.
2. Work found to be hazardous to life and property due to improper installation or maintenance or lack thereof of devices, appliances or equipment.
3. Work performed with or without a permit which has been connected to a source of supply without approval of the chief building official.
4. Electrical or gas services to buildings vacant for a period exceeding sixty (60) days.

**SEC. 8.10.18. Subsection 113.1 amended – Board of appeals.**

Subsection 113.1 of the California Building Code is amended to read as follows:

**113.1. General procedure for appeals.** Any applicant for a building permit who is in disagreement with the chief building official's interpretation of any provision of this code; or any applicant for a building permit who has been refused issuance of such permit, may appeal the chief building official's interpretation or refusal to issue said permit to the city council of the city. All such appeals shall be filed within ten (10) working days after the date the chief building official renders an interpretation of any provision of this code or refuses to issue said permit. All appeals shall be in writing, shall be filed with the city clerk, shall state the ground or grounds of appeal and shall be accompanied by a nonrefundable fee of two hundred fifty dollars (\$250). Within sixty (60) calendar days after an appeal is filed, or as soon thereafter as possible, the appeal shall be heard by the city council. The city clerk shall give at least five (5) days prior written notice to the applicant of the date, time, and place for the hearing on said appeal. The city council shall not be required to give public notice of said hearing. The

applicant shall be entitled to present any oral and/or written evidence at said hearing. Any hearing held pursuant to this section may be continued from time to time by the city council. Within twenty-one (21) days after the hearing is closed, the council shall announce its decision. All decisions of the city council on any appeal shall be final. Any action to challenge, annul or contest the validity of any decision of the city council on any such appeal shall be filed no later than sixty (60) calendar days after the date the city council has adopted a resolution formalizing its decision on the appeal.

**SEC. 8.10.19. Subsection 114.1 amended – Unlawful acts.**

Subsection 114.1 of the California Building Code is amended to read as follows:

**114.1. Unlawful acts.**

It shall be unlawful for any person, firm or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish, equip, use, occupy or maintain any building or structure in the city, or cause or permit the same to be done, contrary to or in violation of any of the provisions of this code.

Any person, firm or corporation violating any of the provisions of this code shall be deemed guilty of a misdemeanor, and each such person shall be deemed guilty of a separate offense for each and every day or portion thereof during which any violation of any of the provisions of this code is committed, continued or permitted, and upon conviction of any such violation such person shall be punishable as set forth in the city charter.

**SEC. 8.10.20. Section [F] 501.2 amended – Address identification.**

Section [F] 501.2 of the California Building Code is amended to read as follows:

**[F] 501.2. Address identification.** New and existing buildings shall be provided with approved address numbers or letters. Each character shall be not less than 6 inches (152.4 mm) in height and not less than 0.5 inch (12.7 mm) in width. They shall be installed on a contrasting background and be plainly visible from the street or road fronting the property. When required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building address cannot be viewed from the public way, a monument, pole, or other approved sign or means shall be used to identify the structure. Address numbers shall be maintained.

**Exception:** For R-3 occupancies, numbers shall be a minimum 4 inches high with minimum stroke width of 0.5 inch.

**SEC. 8.10.21. Subsection 706.1.1 amended—Party walls.**

Subsection 706.1.1 of the California Building Code is amended to read as follows:

**706.1.1. Party walls.** Any wall located on a lot line between adjacent buildings which is used or adopted for joint service between the two buildings shall be constructed as a fire wall in accordance with Section 705. Party walls shall create separate buildings. In occupancy group R-3, the construction separation at the lot line shall be with two (2) separate one (1) hour-rated fire walls complying with Section 705.

**SEC. 8.10.22. Section 903.2 amended—Automatic sprinkler systems, where required.**

Section 903.2 of the California Fire Code is amended to read as follows:

**903.2. Where required.** Approved automatic sprinkler systems in new buildings and structures, and in existing modified buildings and structures, shall be provided in the locations described in this section. Automatic fire sprinklers shall be installed per the requirements set forth in Sections 903.2.1 through 903.2.19 and as follows, whichever is the more restrictive:

1. An automatic sprinkler system shall be installed throughout all new buildings and structures.

**Exceptions:**

a. Buildings and structures that do not exceed 1,000 square feet of building area in the following Groups: A, B, E, F, I, L, M, S and U occupancies. Exception does not apply to habitable accessory structures constructed on residential properties, regardless of area or occupancy classification.

b. Group S-2 or U occupancies used exclusively for vehicle parking and meeting all of the following conditions:

- (1) Noncombustible construction;
- (2) Maximum building area not to exceed 5,000 square feet;
- (3) Structure is open on three (3) or more sides;
- (4) Minimum of 10 feet separation from existing buildings unless area is separated by fire walls complying with California Building Code Section 706.

2. In determining whether an automatic fire sprinkler system is required, the following criteria shall be used:

(a) Determine the Building Area as defined by the California Building Code.

**Exception:** Eave projections 24 inches or less shall not be counted.

(b) Multiply the Building Area as determined herein by the number of stories. A full basement shall be counted as a story and the floor area of mezzanine(s) shall be added to the Building Area of the story in which they are located.

(c) For the purposes of determining whether automatic fire sprinklers are required in a building, the installation fire walls will not be considered to create separate buildings.

3. Any change in the character of occupancy or in the use of any building with a Building Area at or over 3,600 square feet which, in the opinion of the fire chief or chief building official, would place the building into a more hazardous division of the same occupancy group or into a different group of occupancies and constitutes a greater degree of life safety, or increased fire risk, shall require the installation of an approved automatic fire sprinkler system.

(a) For purposes of this section, life safety includes, but is not limited to, increased occupant load, public assembly areas, public meeting areas, churches, indoor amusement attractions, buildings with complex exiting system due to increased occupant loads, large schools/day-care facilities, large residential care facilities with nonambulatory clients.

(b) For purposes of this section, fire risks include, but is not limited to, high piled combustible storage, woodworking operations, hazardous operations using hazardous materials, increased fuel loads (storage of moderate to highly combustible materials), increased sources of ignition (welding, automotive repair with the use of flammable liquids and open flame).

4. For existing nonsprinklered buildings, an approved automatic sprinkler system shall be required when additions meet one of the following criteria:

(a) Additions equal to or greater than 100 percent of the existing square footage.

(b) Additions that increase the total building area to over 4,100 square feet.

**SEC. 8.10.23. Subsection 903.3.1 amended—Standards.**

Subsection 903.3.1 of the California Building Code is amended to read as follows:

**903.3.1. Standards.** Sprinkler systems shall be designed and installed in accordance with Section 903.3.1.1, unless otherwise permitted by 903.3.1.2 and 903.3.1.3. Sprinkler systems shall also be designed and installed in accordance with the City of Mountain View "Commercial Automatic Fire Sprinklers Requirements" and "Residential Automatic Fire Sprinklers Requirements."

**SEC. 8.10.24. Subsection 905.3 amended—Standpipe systems.**

Subsection 905.3 of the California Building Code is amended to read as follows:

**905.3. Required installations.** Standpipe systems shall be installed where required by Subsections 905.3.1 through 905.3.11.1 and in the locations indicated in Subsections 905.4, 905.5, and 905.6. Standpipe systems are required to be combined with automatic sprinkler systems.

**Exception:** Standpipe systems are not required in Group R-3 Occupancies.

**SEC. 8.10.25. Section 905.3.1 amended—Height.**

Section 905.3.1 of the California Fire Code is amended to read as follows:

**905.3.1. Height.** Class III standpipe systems shall be installed throughout buildings where the floor level of the highest story is located more than twenty (20) feet above the lowest level of the fire department vehicle access, or where the floor level of the lowest story is located more than twenty (20) feet below the highest level of fire department vehicular access.

**Exceptions:**

1. Class I wet standpipes are allowed in buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2.
2. Class I wet standpipes are allowed in open parking garages where the highest floor is located not more than 150 feet above the lowest level of fire department vehicle access.
3. Class I manual dry standpipes are allowed in open parking garages that are subject to freezing temperatures, provided the hose connections are located as required for Class II standpipes in accordance with Section 905.5.

4. Class I wet standpipes are allowed in basements equipped throughout with an automatic sprinkler system.

5. In determining the lowest level of fire department vehicular access, it shall not be required to consider:

5.1 Recessed loading docks for four (4) vehicles or less; and

5.2 Conditions where topography makes access from the fire department vehicle to the building impractical or impossible.

**SEC. 8.10.26. Subsection 905.3.5 amended – Underground buildings.**

Subsection 905.3.5 of the California Building Code is amended to read as follows:

**905.3.5. Underground Buildings and Parking Structures.** Underground buildings and parking structures shall be equipped throughout with a Class I automatic wet standpipe system.

**SEC. 8.10.27. Section 905.4 amended – Location of Class I Standpipe Hose Connections.**

Section 905.4 of the International Fire Code is amended to read as follows:

**905.4 Location of Class I Standpipe Hose Connections.** Class I standpipe hose connections shall be provided in all of the following locations:

1. In every required stairway, a hose connection shall be provided for each floor level above or below grade. Hose connections shall be located at an intermediate floor level landing between floors, unless otherwise approved by the fire code official.

2. On each side of the wall adjacent to the exit opening of a horizontal exit.

**Exception:** Where floor areas adjacent to a horizontal exit are reachable from exit stairway hose connections by a 30-foot hose stream from a nozzle attached to 100 feet of hose, a hose connection shall not be required at the entrance from the exit passageway to other areas of the building.

3. In every exit passageway, at the entrance from the exit passageway to other areas of the building.

**Exception:** Where the floor areas adjacent to an exit passageway are reachable from exit stairway hose connections by a 30-foot hose stream from a nozzle attached to 100 feet of hose, a hose connection shall not be required at the entrance from the exit passageway to other areas of the building.

4. In covered mall buildings, adjacent to each exterior public entrance to the mall and adjacent to each entrance from an exit passageway or exit corridor to the mall. In open mall buildings, adjacent to each public entrance to the mall at the perimeter line and adjacent to each entrance from an exit passageway or exit corridor to the mall.

5. Where the roof has a slope less than four (4) units vertical in twelve (12) units horizontal, a hose connection shall be located to serve the roof or at the highest landing of a stairway with stair access to the roof provided in accordance with Section 1009.16.

6. Where the most remote portion of a sprinklered or nonsprinklered floor or story is more than 150 feet from a hose connection, additional Class I standpipe hose connections shall be provided within 150 feet of all areas. The distance from a hose connection shall be measured along the path of travel.

**SEC. 8.10.28. Subsection [F] 907.6 amended—Installation.**

Section [F] 907.6 of the California Building Code is amended to read as follows:

**[F] 907.6—Installation.** A fire alarm system shall be installed in accordance with 907.6.1 through 907.6.5.2, National Fire Protection Agency (NFPA) 72 and the City of Mountain View "Fire Alarm and Sprinkler Monitoring System Requirements."

**SEC. 8.10.29. Section 1008.1.9.11 amended—Stairway doors.**

Section 1008.1.9.11 of the California Fire Code is amended, to read as follows:

**1008.1.9.11. Stairway doors.** Interior stairway means of egress doors shall be openable from both sides without the use of a key or special knowledge or effort.

**Exceptions:**

1. Stairway discharge doors shall be openable from the egress side and shall only be locked from the opposite side.

2. This section shall not apply to doors arranged in accordance with Section 403.5.3 of the International Building Code.



3. In stairways serving not more than six (6) stories, in buildings not otherwise classified as a high-rise building in accordance with California Building Code, doors are permitted to be locked from the side opposite the egress side, provided they are openable from the egress side and capable of being unlocked simultaneously without unlatching upon a signal from the fire command center, if present, or a signal by emergency personnel from a single location inside the main entrance to the building.

4. Stairway exit doors shall be openable from the egress side and shall only be locked from the opposite side in Group B, F, M and S occupancies where the only interior access to the tenant space is from a single exit stair where permitted in Section 1021.2.

5. Stairway exit doors shall be openable from the egress side and shall only be locked from the opposite side in Group R-2 occupancies where the only interior access to the dwelling unit is from a single exit stair where permitted in Section 1021.2.

**SEC. 8.10.30. Subsection 1705.3, Exception 1 amended – Concreted construction.**

Section 1705.3, Exception 1 of the California Building Code is amended to read as follows:

**1705.3 Concrete construction.** The special inspections and verifications for concrete construction shall be as required by this section and Table 1705.3.

**Exception:** Special inspections shall not be required for:

1. Isolated spread concrete footings of buildings three (3) stories or less above grade plane that are fully supported on earth or rock, where the structural design of the footing is based on a specified compressive strength,  $f'_c$ , no greater than 2,500 pounds per square inch (psi) (17.2 Mpa).

**SEC. 8.10.31. Subsection 1905.1.8 amended – ACI 318, Section 22.10.**

Subsection 1905.1.8 of the California Building Code is amended to read as follows:

**1905.1.8. ACI 318, Section 22.10.**

22.10. Plain concrete in structures assigned to Seismic Design Category C, D, E or F.

22.10.1. Structures assigned to Seismic Design Category C, D, E or F shall not have elements of structural plain concrete, except as follows:

a. Isolated footings of plain concrete supporting pedestals or columns are permitted, provided the projection of the footing beyond the face of the supported member does not exceed the footing thickness.

**Exception:** In detached one- and two-family dwelling three (3) stories or less in height, the projection of the footing beyond the face of the supported member is permitted to exceed the footing thickness.

b. Plain concrete footing supporting walls are permitted, provided the footings have at least two (2) continuous longitudinal reinforcing bars. Bars shall not be smaller than No. 4 and shall have a total area of not less than 0.002 times the gross cross-sectional area of the footing. A minimum of one (1) bar shall be provided at the top and bottom of the footing. Continuity of reinforcement shall be provided at corners and intersections.

**Exception:** In detached one- and two-family dwellings three (3) stories or less in height and constructed with stud bearing walls, plain concrete footings with at least two (2) continuous longitudinal reinforcing bars not smaller than No. 4 are permitted to have a total area of less than 0.002 times the gross cross-sectional area of the footing.

**SEC. 8.10.32. Subsection 2308.9.3 amended—Conventional construction provisions—Bracing.**

Section 2308.9.3 of the California Building Code is amended to read as follows:

**2308.9.3. Bracing.** Braced wall lines shall consist of braced wall panels that meet the requirements for location, type and amount of bracing as shown in Figure 2308.9.3, specified in Table 2308.9.3(1), and are in line or offset from each other by not more than 4 feet (1,219 mm). Braced wall panels shall start not more than 12-1/2 feet (3,810 mm) from each end of a braced wall line. Braced wall panels shall be clearly indicated on the plans. Construction of braced wall panels shall be by one of the following methods:

1. Deleted.
2. Deleted.
3. Wood structural panel sheathing with a thickness not less than 5/16 inch (7.9 mm) for 16-inch (406 mm) stud spacing and not less than 3/8 inch (9.5 mm) for 24-inch (610 mm) stud spacing in accordance with Tables 23-II-A-1 and 23-IV-D-1.

4. Fiberboard sheathing 4-foot by 8-foot (1,219 mm by 2,438 mm) panels not less than 1/2 inch (13 mm) thick applied vertically on studs spaced not over 16 inches (406 mm) on center when installed in accordance with Section 2315.6 and Table 23-II-J.

5. Deleted.

6. Deleted.

7. Portland cement plaster on studs 16 inches (406 mm) on center installed in accordance with Table 25-I. These standards can only be used in one-story structures of R3 and U1 occupancies.

8. Hardboard panel siding where installed in accordance with Section 2303.1.6 and Table 2308.9.3(5).

For cripple wall bracing, see Section 2308.9.4.1. For Methods 3, 4, 7 and 8, each panel must be at least 48 inches (1,219 mm) in length, covering three (3) stud spaces where studs are spaced 16 inches (406 mm) apart and covering two (2) stud spaces where studs are spaced 24 inches (610 mm) apart.

**SEC. 8.10.33. Section 2505 deleted – Shear wall construction.**

Section 2505 is deleted from the California Building Code, entitled Shear Wall Construction.

**SEC. 8.10.34. Subsection 3310.1 amended – Means of egress.**

Subsection 3310.1 of the California Building Code is amended to read as follows:

**3310.1. Stairways Required.** Each level above the first story in new multi-story buildings that require two (2) exit stairways shall be provided with at least two (2) usable exit stairways after the floor decking is installed. The stairways shall be continuous and discharge to grade level. Exit stairs in new and in existing, occupied buildings shall be lighted and maintained clear of debris and construction materials at all times.

**Exception:** For multi-story buildings, one of the required exit stairs may be obstructed on not more than two (2) contiguous floor levels for the purpose of stairway construction (i.e., installation of gypsum board, painting, flooring, etc.)."

Section 7. Article I, Division II, is hereby added to Chapter 8 of the Mountain View City Code, to read as follows:

**"DIVISION II. CALIFORNIA RESIDENTIAL CODE.**

**SEC. 8.15.1. California Residential Code adopted – Short title.**

The California Residential Code, 2013 edition, incorporates, by adoption, the 2012 edition of the International Residential Code of the International Code Council with California amendments. The 2012 International Residential Code, promulgated by the International Code Council, which regulates the erection, construction, enlargement, alteration, repair, moving, removal, conversion, demolition, occupancy, equipment, use, height, area, and maintenance of buildings and other structures is adopted, including the following appendices: Appendix Chapter H and Appendix Chapter G, and by this reference is made a part of this city code with the same force and effect as though set out herein in full. One (1) copy of the 2013 California Residential Code is on file and open to public inspection in the building inspection office.

**SEC. 8.15.2. Chapter 1 deleted – Scope and administration.**

Chapter 1, Division I and Division II, is deleted from the California Residential Code.

**SEC. 8.15.3. Table R301.2(1) amended – Climatic and geographic design criteria.**

Table R301.2(1) of the 2013 California Residential Code is amended to read as follows:

TABLE R301.2(1)  
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD	WIND DESIGN			SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP <sup>a</sup>	ICE BARRIER UNDERLAYMENT REQUIRED <sup>b</sup>	FLOOD HAZARDS <sup>c</sup>	AIR FREEZING INDEX <sup>d</sup>	MEAN ANNUAL TEMP <sup>e</sup>
	Speed <sup>d</sup> (mph)	Topographic Effects <sup>k</sup>	SEISMIC DESIGN CATEGORY <sup>f</sup>	Weathering <sup>g</sup>	Frost Line Depth <sup>h</sup>	Termite <sup>i</sup>					
* 0	85	NO	D <sub>2</sub>	Negligible	0			NO		0	55

**SEC. 8.15.4. Subsection R313.1 added – Townhouse automatic sprinkler systems.**

Subsection R313.1 of the California Residential Code is added, to read as follows:

**R313.1. Townhouse automatic fire sprinkler systems.** An automatic residential fire sprinkler system shall be installed in new townhouses.

**Exception No. 1:** For existing nonsprinklered townhouses, an approved automatic residential fire sprinkler system shall be required when additions meet one of the following criteria:

- a. Additions equal to or greater than 100 percent of the existing square footage.
- b. Additions that increase the total building area to over 4,100 square feet.

**Exception No. 2:** An automatic residential fire sprinkler system shall not be required for alterations made to existing townhouses that do not have an automatic residential fire sprinkler system installed.

**Exception No. 3:** Group S-2 or U occupancies used exclusively for vehicle parking and meeting all of the following conditions:

1. Noncombustible construction;
2. Maximum building area not to exceed 5,000 square feet;
3. Structure is open on three (3) or more sides;
4. Minimum of 10 feet separation from existing buildings unless area is separated by fire walls complying with California Building Code Section 706.

**SEC. 8.15.5. Subsection R313.2 added— One- and two-family dwellings automatic sprinkler systems.**

Subsection R313.2 of the California Residential Code is added, to read as follows:

**R313.2. One- and two-family dwelling automatic fire sprinkler systems.** An automatic residential fire sprinkler system shall be installed in new one- and two-family dwellings.

**Exception No. 1:** For existing nonsprinklered one- and two-family dwellings, an approved automatic residential fire sprinkler system shall be required when additions meet one of the following criteria:

- a. Additions equal to or greater than 100 percent of the existing square footage.
- b. Additions that increase the total building area to over 4,100 square feet.

**Exception No. 2:** An automatic residential fire sprinkler system shall not be required for alterations made to existing one- and two-family dwellings that do not have an automatic residential fire sprinkler system installed.

**Exception No. 3:** Group S-2 or U occupancies used exclusively for vehicle parking and meeting all of the following conditions:

1. Noncombustible construction;
2. Maximum building area not to exceed 5,000 square feet;
3. Structure is open on three (3) or more sides;
4. Minimum of 10 feet separation from existing buildings unless area is separated by fire walls complying with California Building Code Section 706.

**SEC. 8.15.6. Subsection R403.1.3 amended – Seismic reinforcing.**

Subsection R403.1.3, Seismic Reinforcing, is amended to read as follows:

**R403.1.3. Seismic reinforcing.**

Concrete footings located in Seismic Design Categories D<sub>0</sub>, D<sub>1</sub> and D<sub>2</sub>, as established in Table R301.2(1), shall have minimum reinforcement of at least two (2) continuous longitudinal reinforcing bars not smaller than No. 4 bars. Bottom reinforcement shall be located a minimum of 3 inches (76 mm) clear from the bottom of the footing.

In Seismic Design Categories D<sub>0</sub>, D<sub>1</sub> and D<sub>2</sub> where a construction joint is created between a concrete footing and a stem wall, a minimum of one (1) No. 4 bar shall be installed at not more than 4 feet (1,219 mm) on center. The vertical bar shall extend to 3 inches (76 mm) clear of the bottom of the footing, have a standard hook, and extend a minimum of 14 inches (357 mm) into the stem wall.

In Seismic Design Categories D<sub>0</sub>, D<sub>1</sub> and D<sub>2</sub> where a grouted masonry stem wall is supported on a concrete footing and stem wall, a minimum of one (1) No. 4 bar shall be installed at not more than 4 feet (1,219 mm) on center. The vertical bar shall extend to 3 inches (76 mm) clear of the bottom of the footing and have a standard hook.

In Seismic Design Categories D<sub>0</sub>, D<sub>1</sub> and D<sub>2</sub>, masonry stem walls without solid grout and vertical reinforcing are not permitted.

**Exception:** In detached one- and two-family dwellings which are three (3) stories or less in height and constructed with stud bearing walls, isolated plain concrete footings, supporting columns or pedestals are permitted.

**SEC. 8.15.7. Table R602.10.3(3) amended—Bracing requirements based on seismic design category.**

Table R602.10.3(3) of the California Residential Code is amended to read as follows:

Add footnote "e" notation to Table heading as follows:

**TABLE R602.10.1.2(2)<sup>a, b, c, d, e</sup>**

Add footnote "e" wording to the end of Table R602.10.3.3, to read as follows:

<sup>e</sup> In Seismic Design Categories D<sub>0</sub>, D<sub>1</sub> and D<sub>2</sub>, Method GB is not permitted and the use of Method PCP is limited to one-story, single-family dwellings and accessory structures.

**SEC. 8.15.8. Subsection R602.10.4.4 added—Limits on Methods GB and PCP.**

Subsection R602.10.4.4 is added to the California Residential Code, to read as follows:

**R602.10.4.4. Limits on Methods GB and PCP.** In Seismic Design Categories D<sub>0</sub>, D<sub>1</sub> and D<sub>2</sub>, Method GB is not permitted for use as intermittent braced wall panels, but gypsum board is permitted to be installed when required by this section to be placed on the opposite side of the studs from other types of braced wall panel sheathing. In Seismic Design Categories D<sub>0</sub>, D<sub>1</sub> and D<sub>2</sub>, the use of Method PCP is limited to one-story, single-family dwellings and accessory structures."

Section 8. Article I, Division III, is hereby added to Chapter 8 of the Mountain View City Code, to read as follows:

**"DIVISION III. GREEN BUILDING CODE.**

**SEC. 8.20.1. California Green Building Standards Code—Adopted.**

The California Green Building Standards Code, 2013 edition, which regulates the design and construction of buildings through the use of building concepts having a reduced negative impact or positive environmental impact and encouraging sustainable construction for all new construction. One (1) copy of the California Green Building

Standards Code, including the Mountain View amendments, is on file and open to public inspection in the building inspection office.

**SEC. 8.20.2. Subsection 101.1 – Amended – Title.**

Subsection 101.1 of the 2013 California Green Building Standards Code is amended to read as follows:

**101.1 Title.** These regulations shall be known as the Mountain View Green Building Code and may be cited as such and will be referred to herein as "this code." The Mountain View Green Building Code is an amendment to Parts 11 of 12 of the official compilation and publication of the adoption, amendment and repeal of building regulations to the California Code of Regulations, Title 24, also referred to as the California Building Standards Code.

**SEC. 8.20.3. Subsection 101.3 – Amended.**

Subsection 101.3 of the 2013 California Green Building Standards Code is amended to read as follows:

**101.3 Scope.** The provisions of this code shall apply to the planning, design, operation, construction, use and occupancy of every privately owned, newly constructed building, addition or tenant improvement as regulated in this code throughout the City of Mountain View.

It is not the intent that this code substitute or be identified as meeting the certification requirements of any private, third-party green building program.

**SEC. 8.20.4. Subsection 101.3.2 – Added.**

Subsection 101.3.2 is added to the 2013 California Green Building Standards Code to read as follows:

**101.3.2 Exempted projects.** Projects that are exempted from complying with the Mountain View Green Building Code are:

1. Accessory structures;
2. Registered or eligible to be registered local, state or federal historic structures;
3. Natural disaster repairs;
4. Temporary structures;



5. Residential interior alterations (i.e., remodels) which do not increase the conditioned area, volume or size; and

6. Nonresidential tenant improvements with a construction valuation less than two hundred thousand dollars (\$200,000).

**SEC. 8.20.5. Subsection 101.10 – Amended.**

Subsection 101.10 of the 2013 California Green Building Standards Code is amended to read as follows:

**101.10 Mandatory requirements.** This code contains the minimum mandatory green building measures required by the City of Mountain View. All new structures in the City of Mountain View must comply with the mandatory measures of the 2013 California Green Building Standards Code as adopted by the state in addition to local amendments included in this code. This includes all residential new construction projects regardless of height or number of stories.

**SEC. 8.20.6. Subsection 101.10.1 – Added.**

Subsection 101.10.1 is added to the 2013 California Green Building Standards Code to read as follows:

**101.10.1 Project types.** Table 101.10, Mandatory Green Building Requirements, details the project types that are required to comply with this code.

**SEC. 8.20.7. Subsection 101.10.1.1 – Added.**

Subsection 101.10.1.1 is added to the 2013 California Green Building Standards Code to read as follows:

**101.10.1.1 Residential projects.** All residential projects (single-family and multi-family) regulated by this code must comply with Mountain View's green building requirements as listed below.

**SEC. 8.20.8. Subsection 101.10.1.1.2 – Added.**

Subsection 101.10.1.1.2 is added to the 2013 California Green Building Standards Code to read as follows:

**101.10.1.1.2 Residential new construction—Less than five (5) units.** All residential new construction less than five (5) units must comply with the following:

- a. The mandatory measures of the 2013 California Green Building Standards Code and any Mountain View amendments; and
- b. Demonstrate energy compliance to meet or exceed Title 24, Part 6.

**SEC. 8.20.9. Subsection 101.10.1.1.3 – Added.**

Subsection 101.10.1.1.3 is added to the 2013 California Green Building Standards Code to read as follows:

**101.10.1.1.3 Residential new construction—Five (5) units or more.** All residential new construction with five (5) units or more must comply with the following:

- a. The mandatory measures of the 2013 California Green Building Standards Code and any Mountain View amendments.
- b. Meet the intent of seventy (70) GreenPoint Rated points.
- c. Demonstrate energy compliance to meet or exceed Title 24, Part 6.

**SEC. 8.20.10. Subsection 101.10.1.2 – Added.**

Subsection 101.10.1.2 is added to the 2013 California Green Building Standards Code to read as follows:

**101.10.1.2. Nonresidential projects.** All nonresidential projects regulated by this code must comply with Mountain View's green building requirements as listed below.

**SEC. 8.20.11. Subsection 101.10.1.2.2 – Added.**

Subsection 101.10.1.2.2 is added to the 2013 California Green Building Standards Code to read as follows:

**101.10.1.2.2. Nonresidential new construction – Less than 5,000 square feet.** All nonresidential new construction less than 5,000 square feet (gross) must comply with the following:

- a. Meet the mandatory measures of the California Green Building Standards Code and any Mountain View amendments; and
- b. Demonstrate energy compliance to meet or exceed Title 24, Part 6.

**SEC. 8.20.12. Subsection 101.10.1.2.3 – Added.**

Subsection 101.10.1.2.3 is added to the 2013 California Green Building Standards Code to read as follows:

**101.10.1.2.3. Nonresidential new construction – 5,000 through 25,000 square feet.** All nonresidential new construction of 5,000 through 25,000 square feet (gross) must comply with the following:

- a. Meet the mandatory measures of the California Green Building Standards Code and any Mountain View amendments;
- b. Meet the intent of LEED® certified; and
- c. Demonstrate energy compliance to meet or exceed Title 24, Part 6.

**SEC. 8.20.13. Subsection 101.10.1.2.4 – Added.**

Subsection 101.10.1.2.4 is added to the 2013 California Green Building Standards Code to read as follows:

**101.10.1.2.4 Nonresidential new construction – Greater than 25,000 square feet.** All nonresidential new construction greater than 25,000 square feet (gross) must comply with the following:

- a. Meet the mandatory measures of the California Green Building Standards Code and any Mountain View amendments;
- b. Meet the intent of LEED® Silver certified; and

- c. Demonstrate energy compliance to meet or exceed Title 24, Part 6.

**SEC. 8.20.14. Subsection 101.10.1.3— Added.**

Subsection 101.10.1.3 is added to the 2013 California Green Building Standards Code to read as follows:

**101.10.1.3 Mixed-use projects.** All new mixed-use construction projects must comply with Mountain View's green building requirements and meet the requirements applicable to each primary occupancy component. See Table 101.10 for mixed-use project types that apply.

SEC. 8.20.15. Table 101.10 – Added.

Table 101.10 is added to the 2013 California Green Building Standards Code to read as follows:

**Table 101.10 Mandatory Green Building Requirements**

<u>Project Type</u>	<u>Energy Requirement</u>	<u>Green Building Standard and Requirement</u>
<b><u>New Construction</u></b>		
New Residential < 5 units	Title 24, Part 6	Mandatory CALGreen Requirements
New Residential > 5 units	Title 24, Part 6	Meet the intent of 70 GreenPoint Rated points and Mandatory CALGreen Requirements
<b><u>Additions and Alterations</u></b>		
Additions and Alterations	Title 24, Part 6	Mandatory CALGreen Requirements
<b><u>New Construction</u></b>		
New Residential < 5 units and New Nonresidential Use < 25,000 square feet	Title 24, Part 6 for Residential and Nonresidential	Residential and Nonresidential criteria as applicable to each component of the project.
New Residential > 5 units and New Nonresidential Use ≥ 25,000 square feet	Title 24, Part 6 for Residential and-Nonresidential	
<b><u>New Construction</u></b>		
New Nonresidential Buildings < 5,000 square feet	Title 24, Part 6	Mandatory CALGreen Requirements
New Nonresidential Buildings 5,000 to 25,000 square feet	Title 24, Part 6	Meet the intent of LEED® Certified and Mandatory CALGreen Requirements
New Nonresidential Buildings > 25,000 square feet	Title 24, Part 6	Meet the intent of LEED® Silver and Mandatory CALGreen Requirements
<b><u>Tenant Improvements</u></b>		
Building additions of 1,000 square feet or greater, and/or building alterations with a permit valuation of \$200,000 or above	Title 24, Part 6	Mandatory CALGreen Requirements

**SEC. 8.20.16. Subsection 101.10.2 – Added.**

Subsection 101.10.2 is added to the 2013 California Green Building Standards Code to read as follows:

**101.10.2 Alternate green building standards.** If an applicant proposes to use an alternate green building standard not included in this code, they must demonstrate that the alternate standard is, at minimum, equivalent to the referenced standard in terms of criteria, scope, and certification process. The chief building official must approve the alternate standard prior to issuing a building permit.

**SEC. 8.20.17. Subsection 101.10.3 – Added.**

Subsection 101.10.3 is added to the 2013 California Green Building Standards Code to read as follows:

**101.10.3 Certification.** The city does not require projects to be certified by a third-party green building organization unless certification is a condition of approval for a zoning permit. Applicants must demonstrate the project meets the intent of the required standard through documentation and verification consistent with the criteria and documentation process of the respective green building rating system. This includes meeting all mandatory prerequisites and minimum point totals of each category, if required by the rating system.

**SEC. 8.20.18. Subsection 101.11 – Amended.**

Subsection 101.11 of the 2013 California Green Building Standards Code is amended to read as follows:

**101.11 Effective use of this code.** The following steps shall be used to establish which provisions of this code are applicable to a specific occupancy:

1. Establish the type of occupancy.
2. Verify which state agency has authority for the established occupancy by reviewing the authorities list in Sections 103 through 106.
3. Once the appropriate agency has been identified, find the chapter which covers the established occupancy.
4. The Matrix Adoption Tables at the beginning of Chapters 4 and 5 identify the mandatory green building measures necessary to meet the minimum requirements of

this code for the established occupancy. Occupancies regulated by this code must also comply with the green building requirements included in Chapter 1.

5. Voluntary tier measures are contained in Appendix Chapters A4 and A5. A checklist containing each green building measure, both required and voluntary, is provided at the end of each appendix chapter. Each measure listed in the application checklist has a section number which correlates to a section where more information about the specific measure is available.

6. The application checklist identifies which measures are required by this code and allows users to check off which voluntary items have been selected to meet voluntary tier levels if desired or mandated by a city, county, or city and county.

**SEC. 8.20.19. Subsection 102.1 – Amended.**

Subsection 102.1 of the 2013 California Green Building Standards Code is amended to read as follows:

**102.1 Submittal documents.** Construction documents and other data shall be submitted in one (1) or more sets with each application for a permit. Where special conditions exist, the city is authorized to require additional construction documents to be prepared by the applicant or a licensed design professional, depending on the size of the project (see Section 102.4 for details) and may be submitted separately.

When submitting for building permits for a project regulated by this code, the applicant shall submit the following materials:

1. The appropriate completed green building checklist;
2. Project construction documentation (plans and specifications) that verifies incorporation of the design and construction-related credits;
3. A letter of acknowledgement from the applicant, licensed professional or qualified green building professional indicating the project has been designed to achieve the sustainability standards defined in this code and in accordance with the approved green building checklist. The letter shall indicate the number of points the project has been designed to achieve;
4. Any additional documentation such as maps, calculations or product information that would be required by U.S. Green Building Council's Green Building Certification Institute for LEED® certification or by Build It Green for GreenPoint Rated certification; and

5. Any additional information believed to be relevant by the city in determining that a good-faith effort has been made to comply with this code.

**Exception:** The enforcing agency is authorized to waive the submission of construction documents and other data not required to be prepared by a licensed design professional.

**SEC. 8.20.20. Subsection 102.2 – Amended.**

Subsection 102.2 of the 2013 California Green Building Standards Code is amended to read as follows:

**102.2 Information on construction documents.** Construction documents shall be of sufficient clarity to indicate the location, nature and scope of the proposed green building feature and show that it will conform to the provisions of this code, the California Building Standards Code and other relevant laws, ordinances, rules and regulations as determined by the city.

**SEC. 8.20.21. Subsection 102.3 – Amended.**

Subsection 102.3 of the 2013 California Green Building Standards Code is amended to read as follows:

**102.3 Hardship or infeasibility exemption.** If an applicant believes circumstances exist that make it a hardship or infeasible to meet the requirements of this code, the applicant may request an exemption. The applicant must still comply with the mandatory measures of the California Green Building Code and can only receive an exemption from the Mountain View amendments to the code. In applying for an exemption, the burden is on the applicant to show hardship or infeasibility. An exemption will only be granted in unusual circumstances where, due to exceptional characteristics of the structure or property involved, a literal enforcement of this code will result in practical difficulties or unnecessary hardships, provided that no such exception will be contrary to the intent of this code.

**SEC. 8.20.22. Subsection 102.3.1 – Added.**

Subsection 102.3.1 is added to the 2013 California Green Building Standards Code to read as follows:

**102.3.1 Proof of hardship or infeasibility.** The applicant shall submit a letter indicating the maximum threshold of compliance that is feasible for the project and the circumstances that create a hardship or make it infeasible to comply fully with this code.



**SEC. 8.20.23. Subsection 102.3.2 – Added.**

Subsection 102.3.2 is added to the 2013 California Green Building Standards Code to read as follows:

**102.3.2 Approval or denial of exemption.** The chief building official will determine if it is infeasible for the project to comply fully with this code and approve an alternative requirement. This alternative requirement can be the amount of green building measures required. For all approved exemptions, the project must continue to comply with the minimum requirements of the 2013 Building Energy Efficiency Standards (Title 24, Part 6) and the mandatory measures of the 2013 California Green Building Standards Code. The applicant will be notified of the final decision by the chief building official.

**SEC. 8.20.24. Subsection 102.4 – Added.**

Subsection 102.4 is added to the 2013 California Green Building Standards Code to read as follows:

**102.4 Verification.** Documentation of conformance for applicable green building measures shall be provided to the city. Alternate methods of documentation shall be acceptable when the city finds that the proposed alternate documentation is satisfactory to demonstrate substantial conformance with the intent of the proposed green building measure.

**SEC. 8.20.25. Subsection 102.4.1 – Added.**

Subsection 102.4.1 is added to the 2013 California Green Building Standards Code to read as follows:

**102.4.1 Self-verification.** The burden of proving compliance with this code is on the applicant. The verification professional must provide evidence of adequate green building compliance or documentation to the building division to satisfy the requirements of this code.

**SEC. 8.20.26. Subsection 102.4.1.1 – Added.**

Subsection 102.4.1.1 is added to the 2013 California Green Building Standards Code to read as follows:

**102.4.1.1 Verification professional.** The applicant or industry professional filing on behalf of the applicant must be the individual who verifies the project complies with the requirements of this code.

1. For residential additions and nonresidential tenant improvements regulated by this code, this individual can be a licensed industry professional, an authorized tenant or the property owner.

2. For all nonresidential and residential new construction projects regulated by this code, this individual must be a qualified green building professional with an industry license, such as an architect or contractor, or a professional with similar qualifications acceptable to the chief building official.

**SEC. 8.20.27. Subsection 102.4.2 – Added.**

Subsection 102.4.2 is added to the 2013 California Green Building Standards Code to read as follows:

**102.4.2 Noncompliance.** If, as a result of any inspection, the city determines the project does not or is unlikely to comply with the approved plans or green building program, a stop work order shall be issued if the inspector determines that continuation of construction activities will lessen the project's ability to meet the required compliance threshold. The stop work order shall remain in effect until the chief building official determines the project will be brought into compliance with the approved plans and/or verification documents.

**SEC. 8.20.28. Section 202 – Amended.**

Section 202 of the 2013 California Green Building Standards Code is amended to add the following definitions:

**ADDITION.** New construction square footage added to an existing structure.

**ALTERNATE GREEN BUILDING STANDARD.** A private, third-party green building rating system not explicitly referenced in this code that achieves green building goals through a comprehensive checklist of requirements. To use an alternate standard, the applicant must prove it is at least equivalent to the referenced green building standard.

**APPLICANT.** Any entity or any subsequent owner of the site that applies to the city for the applicable permits to undertake any project types regulated by this code.

**AREA OF IMPROVEMENT.** The area (in square feet) where interior building improvements are proposed. Such improvements can include, but are not limited to, painting, installing carpet or flooring, and replacing or upgrading mechanical, electrical, or plumbing systems.

**CITY.** City means the City of Mountain View.

**ENFORCING AGENCY.** The community development department in the City of Mountain View as specified by this code.

**GREEN POINT RATED (GPR).** Refers to a residential green building rating system developed by Build It Green. Projects can use any of the adopted GPR checklists that most appropriately apply to the project type proposed.

**GREEN BUILDING CERTIFICATION INSTITUTE (GBCI™).** Oversees and administers the building certifications and professional designations for the U.S. Green Building Council's LEED® Green Building Rating Systems™.

**LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN (LEED®).** Refers to a green building rating system developed by the U.S. Green Building Council for residential and nonresidential projects. Projects can use any of the adopted LEED® checklists that most appropriately apply to the project type proposed.

**MEET THE INTENT.** To demonstrate compliance with the green building requirements of LEED® or GPR without formally submitting documentation to the U.S. Green Building Council's Green Building Certification Institute or Build It Green for verification and certification. The applicant must follow the approaches and procedures in the guidebook or reference guides for respective rating systems and submit the required documentation and verification materials as outlined in Section 102 of this code to the community development department. This includes meeting all mandatory prerequisites and minimum point totals of each category, if required per the rating system.

**MIXED-USE.** The construction of a building or buildings that include both commercial and residential uses.

**NONRESIDENTIAL BUILDING.** Any building constructed or occupied for a use other than residential, which may include, but is not limited to, commercial or hotel uses.

**PROJECT.** Any proposed development that is regulated by this code.

**QUALIFIED GREEN BUILDING PROFESSIONAL.** A licensed professional, such as an architect or contractor, trained through the Green Building Certification Institute as a LEED AP® or through Build It Green as a certified green building professional, or similar qualifications if acceptable to the chief building official.

**SELF-VERIFICATION.** Verification by the applicant or a qualified green building professional that the project has met the standards as indicated for the project type set forth in this code.

**SQUARE FEET (GROSS).** The gross square footage of a structure includes all floor area enclosed within the walls of the structure (measured from the outside perimeter of the wall).

**TENANT IMPROVEMENTS.** Any owner or authorized agent who intends to enlarge, alter, or change the occupancy of a building or structure, or to erect, enlarge, alter, or convert any electrical, gas, mechanical, or plumbing system, the installation of which is regulated by the California Building Code, or to cause any such work to be done, shall obtain the required permit and must comply with the requirements included in this code.

**ZONING PERMIT.** Any discretionary permit approval from the planning division that includes conditions of approval.

**SEC. 8.20.29. Subsection 303.1.1. – Amended.**

Subsection 303.1.1 of the 2013 California Green Building Standards Code is amended to read as follows:

**303.1.1 Tenant improvements.** The provisions of this code shall apply to the applicable tenant or occupant improvements to a project.

**SEC. 8.20.30. Subsection 4.106.2 – Amended.**

Subsection 4.106.2 of the 2013 California Green Building Standards Code is amended to read as follows:

**4.106.2 Stormwater drainage and retention during construction.** Projects which disturb less than one (1) acre of soil and are not part of a larger common plan of development which in total disturbs one (1) acre or more, shall manage stormwater drainage during construction. In order to manage stormwater drainage during

construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion, and retain soil runoff on the site.

1. Retention basins of sufficient size shall be utilized to retain stormwater on the site.

2. Where stormwater is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency.

3. Stormwater pollutant control measures must be installed at construction sites year round, in compliance with Section 35.32.10.1(T) of the Mountain View City Code. The stormwater pollutant control measures listed in the ordinance include erosion control, run-on and runoff control, sediment control, active treatment (as appropriate), good site management, and nonstormwater management through all phases of construction until the site is fully stabilized by landscaping or the installation of permanent erosion control measures.

**SEC. 8.20.31. Subsection 4.304.1 – Amended.**

Subsection 4.304.1 of the 2013 California Green Building Standards Code is amended to read as follows:

**4.304.1 Compliance with local water-efficient landscape ordinance.** Projects with landscape areas of one thousand (1,000) square feet or greater must comply with the City of Mountain View's Water Conservation in Landscaping Regulations, pursuant to Chapter 36, Article XII-A, Division A36.32 of the city code. Projects with landscape areas of less than one thousand (1,000) square feet must comply with the requirements of Section 4.304.2 of this code.

1. Controllers shall be weather- or soil moisture-based controllers that automatically adjust irrigation in response to changes in plants' needs as weather conditions change.

2. Weather- and soil moisture-based controllers without integral rain sensors or communication systems that account for local rainfall shall have a separate wired or wireless rain sensor which connects or communicates with the controller(s).

**Note:** More information regarding irrigation controller function and specifications is available from the irrigation association.

**SEC. 8.20.32. Subsection 4.408.1 – Amended.**

Subsection 4.408.1 of the 2013 California Green Building Standards Code is amended to read as follows:

**4.408.1 Compliance with local construction and demolition debris diversion program.** Projects adding or constructing five thousand (5,000) square feet or more of new floor area must comply with the City of Mountain View's Construction and Demolition Debris Ordinance, pursuant to Chapter 16, Article III of the city code. Projects adding or constructing five thousand (5,000) square feet or less of new floor area, if subject to this code, must comply with the requirements of Section 4.408 of this code.

**SEC. 8.20.33. Subsection 4.408.1.1 – Added.**

Subsection 4.408.1.1 is added to the 2013 California Green Building Standards Code to read as follows:

**4.408.1.1 Construction waste reduction of at least fifty (50) percent.** Recycle and/or salvage for reuse a minimum of fifty (50) percent of the nonhazardous construction and demolition debris, or meet a local construction and demolition waste management ordinance, whichever is more stringent.

**Exceptions:**

1. Excavated soil and land-clearing debris.
2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the job site.

**SEC. 8.20.34. Subsection 4.408.3 – Added.**

Subsection 4.408.3 is added to the 2013 California Green Building Standards Code to read as follows:

**4.408.3 Excavated soil and land clearing debris.** One hundred (100) percent of trees, stumps, rocks, and associated vegetation and soils resulting primarily from land clearing shall be reused or recycled. For a phased project, such material may be stockpiled on-site until the storage site is developed.

**SEC. 8.20.35. Subsection 4.410.2 – Added.**

Subsection 4.410.2 is added to the 2013 California Green Building Standards Code to read as follows:

**4.410.2 Recycling by occupants.** Provide readily accessible areas that serve the entire building and are identified for the depositing, storage and collection of nonhazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics and metals.

**SEC. 8.20.36. Subsection 4.410.2.1 – Added.**

Subsection 4.410.2.1 is added to the 2013 California Green Building Standards Code to read as follows:

**4.410.2.1 Sample ordinance.** Space allocation for recycling areas shall comply with Chapter 18, Part 3, Division 30 of the Public Resources Code. Chapter 18 is known as the California Solid Waste Reuse and Recycling Access Act of 1991 (Act).

**SEC. 8.20.37. Subsection 4.503.1 – Amended.**

Subsection 4.503.1 of the 2013 California Green Building Standards Code is amended to read as follows:

**4.503.1 General.** Any installed gas fireplace shall be a direct-vent, sealed-combustion type. Any installed wood stove or pellet stove shall comply with U.S. EPA Phase II emission limits where applicable. Wood stoves, pellet stoves and fireplaces shall also comply with applicable local ordinances. Mountain View City Code Chapter 8, Article 1, Division IV shall be referenced for wood-burning appliances.

**SEC. 8.20.38. Subsection 4.504.2.4 – Amended.**

Subsection 4.504.2.4 of the 2013 California Green Building Standards Code is amended to read as follows:

**4.504.2.4 Verification.** Verification of compliance with this section shall be provided at the request of the City of Mountain View. Documentation may include, but is not limited to, the following:

1. Manufacturer's product specification.
2. Field verification of on-site product containers.

**SEC. 8.20.39. Subsection 5.106.1 – Amended.**

Subsection 5.106.1 of the 2013 California Green Building Standards Code is amended to read as follows:

**5.106.1 Stormwater sediment and erosion control plan.** For newly constructed projects of less than one (1) acre, develop and implement a stormwater sediment and erosion control plan that has been designed specific to its site. The stormwater sediment and erosion control plan shall be developed to provide equivalent protection to projects regulated by the state stormwater NPDES construction permit (greater than one (1) acre of disturbed land), and Section 35.32.10.1(T) in accordance with the Mountain View City Code. The stormwater pollutant control measures that shall be included in the plan are erosion control, run-on and runoff control, sediment control, advanced treatment (as appropriate), good site management and nonstormwater management through all phases of construction until it is fully stabilized by landscaping or the installation of permanent erosion control measures.

**Note:** No state permit is required, but construction best management practices (BMP) as approved by the City of Mountain View shall be followed. BMP include, but are not limited to, the following:

1. Erosion and sediment control BMP:
  - a. Scheduling construction activity;
  - b. Preservation of natural features, vegetation and soil;
  - c. Drainage swales or lined ditches to control stormwater flow;
  - d. Mulching or hydroseeding to stabilize soils;
  - e. Erosion control covers to protect slopes;
  - f. Protection of storm drain inlets (gravel bags or catch basin inserts);
  - g. Perimeter sediment control (perimeter silt fence, fiber rolls);
  - h. Sediment trap or sediment basin to retain sediment on-site;
  - i. Stabilized construction exits;
  - j. Wind erosion control.



2. Housekeeping BMP:

- a. Material handling and waste management;
- b. Building materials stockpile management;
- c. Management of washout areas (concrete, paints, stucco, etc.);
- d. Control of vehicle/equipment fueling to contractor's staging area;
- e. Vehicle and equipment cleaning performed off-site;
- f. Spill prevention and control.

**SEC. 8.20.40. Subsection 5.302.1 – Amended.**

Subsection 5.302.1 of the 2013 California Green Building Standards Code is amended to add the following definition:

**NEW WATER SERVICE.** A site that has not been connected to the city's water distribution system as determined by the public works department.

**SEC. 8.20.41. Subsection 5.304.1 – Amended.**

Subsection 5.304.1 of the 2013 California Green Building Standards Code is amended to read as follows:

**5.304.1 Compliance with Local Water-Efficient Landscape Ordinance.** Projects with landscape areas of one thousand (1,000) square feet or greater must comply with the city's Water Conservation in Landscaping Regulations, pursuant to Chapter 36, Article XII-A, Division A36.32 of the city code. Projects with landscape areas of less than one thousand (1,000) square feet must comply with the requirements of Section 5.304.

**SEC. 8.20.42. Subsection 5.304.2 – Amended.**

Subsection 5.304.2 of the 2013 California Green Building Standards Code is amended to read as follows:

**5.304.2 Water budget.** A water budget shall be developed for landscape irrigation use that conforms to the Local Water-Efficient Landscape Ordinance or to the California Department of Water Resources Model Water-Efficient Landscape Ordinance where no local ordinance is applicable.

**SEC. 8.20.43. Subsection 5.304.3 – Amended.**

Subsection 5.304.3 of the 2013 California Green Building Standards Code is amended to read as follows:

**5.304.3 Outdoor potable water use.** For new water service for landscaped areas between one thousand (1,000) square feet and five thousand (5,000) square feet (the level at which Water Code Section 535 applies), separate meters or submeters shall be installed for indoor and outdoor potable water use.

**SEC. 8.20.44. Subsection 5.304.4 – Amended.**

Subsection 5.304.4 of the 2013 California Green Building Standards Code is amended to read as follows:

**5.304.4 Irrigation design.** In new nonresidential construction with between one thousand (1,000) and two thousand five hundred (2,500) square feet of landscaped area (the level at which the Model Water-Efficient Landscape Ordinance (MLO) applies), install irrigation controllers and sensors which include the following criteria and meet manufacturer's recommendations.

**SEC. 8.20.45. Subsection 5.304.4.1 – Amended.**

Subsection 5.304.4.1 of the 2013 California Green Building Standards Code is amended to read as follows:

**5.304.4.1 Irrigation controllers.** Automatic irrigation system controllers installed at the time of final inspection shall comply with the following:

1. Controllers shall be weather- or soil moisture-based controllers that automatically adjust irrigation in response to changes in plants' needs as weather conditions change.
2. Weather- and soil moisture-based controllers without integral rain sensors or communication systems that account for local rainfall shall have a separate wired or wireless rain sensor which connects or communicates with the controller(s). Soil moisture-based controllers are not required to have rain sensor input.

**SEC. 8.20.46. Subsection 5.408.1 – Amended.**

Subsection 5.408.1 of the 2013 California Green Building Standards Code is amended to read as follows:

**5.408.1 Compliance with local construction and demolition debris diversion program.** Projects adding, constructing or renovating five thousand (5,000) square feet or more of floor area must comply with the City of Mountain View's Construction and Demolition Debris Diversion Ordinance, pursuant to Chapter 16, Article III of the city code. Projects adding or constructing five thousand (5,000) square feet or less of floor area, if subject to this code, must comply with the requirements of Section 5.408 of this code.

**SEC. 8.20.47. Subsection 5.408.1.1 – Added.**

Subsection 5.408.1.1 is added to the 2013 California Green Building Standards Code to read as follows:

**5.408.1.1 Construction waste diversion.** Establish a construction waste management plan for the diverted materials, or meet local construction and demolition waste management ordinance, whichever is more stringent.

**SEC. 8.20.48. Subsection 5.503.1 – Amended.**

Subsection 5.503.1 of the 2013 California Green Building Standards Code is amended to read as follows:

**5.503.1 General.** Install only a direct-vent sealed-combustion gas or sealed wood-burning fireplace, or a sealed wood stove or pellet stove, and refer to residential requirements in the California Energy Code, Title 24, Part 6, Subchapter 7, Section 150. Wood stoves, pellet stoves and fireplaces shall comply with applicable local ordinances. Mountain View City Code Chapter 8, Article 1, Division IV shall be referenced for wood-burning appliances.

**SEC. 8.20.49. Subsection 5.504.4.3.2 – Amended.**

Subsection 5.504.4.3.2 of the 2013 California Green Building Standards Code is amended to read as follows:

**5.504.4.3.2 Verification.** Verification of compliance with this section shall be provided at the request of the City of Mountain View. Documentation may include, but is not limited to, the following:

1. Manufacturer's product specification.
2. Field verification of on-site product containers."

Section 9. Article II is hereby added to Chapter 8 of the Mountain View City Code, to read as follows:

**"ARTICLE II.  
PLUMBING CODE.**

**SEC. 8.30.1. 2013 California Plumbing Code adopted.**

The California Plumbing Code, 2013 edition, first printing, including Appendices A, D and I, based on the 2012 Uniform Plumbing Code, promulgated by the International Association of Plumbing and Mechanical Officials Association, 4755 East Philadelphia Street, Ontario, California, 91761-2816, which regulates the erection, installation, alteration, repair, relocation, removal, replacement, conversion, use and maintenance of plumbing, gas, drainage systems, and other similar work in order to provide minimum requirements and standards for the protection of the public health, safety and welfare; is adopted and by this reference made a part of this municipal code with the same force and effect as though set out herein in full. One (1) copy of the California Plumbing Code is on file for public inspection in the building inspection office.

**SEC. 8.30.2. Subsection 101.1 amended – Administration.**

Subsection 101.1 of the California Plumbing Code is amended to read as follows:

**101.1. Title.** This document shall be known as the "California Plumbing Code" and may be cited as such and will be refer to herein as "this code." Administrative provisions of the California Plumbing Code are referenced to the California Building Code, Chapter 1, Division II for provisions.

**SEC. 8.30.3. Subsection 103.9 added – Procedure for appeals.**

Subsection 103.9 of the California Plumbing Code is added, to read as follows:

**103.9. Procedure for appeals.** The provisions of Section 8.10.16 of this code are hereby incorporated by reference as if fully set forth herein. When Section 8.10.16 is used in reference to a plumbing code appeal, the term "Plumbing Permit" shall replace the term "Building Permit" in said section."

Section 10. Article III is hereby added to Chapter 8 of the Mountain View City Code, to read as follows:

**"ARTICLE III.  
MECHANICAL CODE.**

**SEC. 8.40.1. California Mechanical Code – Adopted.**

The California Mechanical Code, 2013 edition, first printing, including all Appendices, based on the 2012 Uniform Mechanical Code, promulgated by the International Association of Plumbing and Mechanical Officials, 4755 East Philadelphia Street, Ontario, California, 91761-2816, including all appendices, which regulates and provides complete requirements for the installation and maintenance of heating, ventilating, comfort cooling and refrigeration systems, is adopted and by reference and made a part of this municipal code with the same force and effect as though set out herein in full. One (1) copy of the 2013 California Mechanical Code is on file and open to public inspection in the building inspection office.

**SEC. 8.40.2. Chapter 1, Division II amended – Administration.**

Subsection 101.1 of the California Mechanical Code is amended to read as follows:

**101.1. Title.** This document shall be known as the "California Mechanical Code" and may be cited as such and will be referred to herein as "this code." Administrative provisions of the California Mechanical Code are referenced to the California Building Code, Chapter 1, and Division II for provisions.

**SEC. 8.40.3. Subsection 110.1 amended – General.**

Subsection 110.1 of the California Mechanical Code is amended to read as follows:

**110.1. Procedure for appeals.** The provisions of Section 8.10.16 of this code are hereby incorporated by reference as if fully set forth herein. When Section 8.10.16 is

used in reference to a Mechanical Code appeal, the term "Mechanical Permit" shall replace the term "Building Permit" in said section."

Section 11. Article IV is hereby added to Chapter 8 of the Mountain View City Code, to read as follows:

**"ARTICLE IV.  
ELECTRICAL CODE.**

**SEC. 8.50.1. 2013 California Electrical Code – Adopted – Short title.**

The California Electrical Code, 2013 edition, based on the 2012 National Electrical Code, promulgated by the National Fire Protection Association (NFPA), One Batterymarch Park (P.O. Box 9146), Quincy, Massachusetts, 02269-9959, which establishes minimum standards to protect the health, safety and general welfare of the occupant and the public against hazards that may arise from the use of electricity by governing the design, construction, reconstruction, installation, quality of materials, location, operation, and maintenance or use of electrical equipment, wiring and systems, is adopted and by reference made a part of this municipal code with the same force and effect as though set out herein in full. One (1) copy of the 2013 California Electrical Code is on file and open to public inspection in the building inspection office."

**SEC. 8.50.2. Subsection 89.101.1 amended – Title.**

Subsection 89.101.1 of the California Electrical Code is amended to read as follows:

**89.101.1 Title.** This document shall be known as the "California Electrical Code" and may be cited as such and will be referred to herein as "this code." Administrative provisions of the California Electrical Code are referenced to the California Building Code, Chapter 1, and Division II for provisions.

**SEC. 8.50.3. Section 89.108.8 amended – Appeals Board.**

Subsection 89.108.8 of the California Electrical Code is amended to read as follows:

**89.108.8.1. Procedure for appeals.** The provisions of Section 8.10.16 of this code are hereby incorporated by reference as if fully set forth herein. When Section 8.10.16 is used in reference to an Electrical Code appeal, the term "Electrical Permit" shall replace the term "Building Permit" in said section."

Section 12. Article V is hereby added to Chapter 8 of the Mountain View City Code, to read as follows:

**"ARTICLE V.  
2012 INTERNATIONAL PROPERTY MAINTENANCE CODE.**

**SEC. 8.60.1.      2012 International Property Maintenance Code.**

The International Property Maintenance Code, 2012 edition, promulgated by the International Code Council, which provides minimum requirements for the protection of life, limb, health, property, safety and welfare of the general public and the owners and occupants of residential buildings, is adopted and by reference made a part of this code with the same force and effect as though set out in full in this chapter. One (1) copy of the International Property Maintenance Code is on file and open to public inspection in the building inspection office.

**SEC. 8.60.2.      Subsection 101.1 amended – Title.**

Subsection 101.1 of the International Property Maintenance Code is amended to read as follows:

**101.1 Title.** This document shall be known as the "International Property Maintenance Code of the City of Mountain View" and may be cited as such and will be referred to herein as "this code." Administrative provisions of the International Property Maintenance Code are referenced to the California Building Code, Chapter 1, and Division II for provisions.

**SEC. 8.60.3.      Section 103 amended – Department of Property Maintenance Inspection.**

Section 103 of the International Property Maintenance Code is amended to read as follows:

**103. Property Maintenance.**

**103.1 General.** The building inspection division of the community development department is hereby responsible for the enforcement of this code and the chief building official shall be the executive official in charge. Code official shall mean chief building official as referenced herein.

**SEC. 8.60.4. Section 111 amended – Means of appeal.**

Section 111 of the International Property Maintenance Code is amended to read as follows:

**111. Procedure for appeals.** Any owner or owner representative who is in disagreement with the chief building official's interpretation of any provision of this code may appeal the chief building official's interpretation to the city council of the city. All such appeals shall be filed within ten (10) working days after the date the chief building official renders an interpretation of any provision of this code. All appeals shall be in writing, shall be filed with the city clerk, shall state the ground or grounds of appeal and shall be accompanied by a nonrefundable fee of two hundred fifty dollars (\$250). Within sixty (60) calendar days after an appeal is filed, or as soon thereafter as possible, the appeal shall be heard by the city council. The city clerk shall give at least five (5) days prior written notice to the applicant of the date, time and place for the hearing on said appeal. The city council shall not be required to give public notice of said hearing. The applicant shall be entitled to present any oral and/or written evidence at said hearing. Any hearing held pursuant to this section may be continued from time to time by the city council. Within twenty-one (21) days after the hearing is closed, the council shall announce its decision. All decisions of the city council on any appeal shall be final. Any action to challenge, annul or contest the validity of any decision of the city council on any such appeal shall be filed no later than sixty (60) calendar days after the date the city council has adopted a resolution formalizing its decision on the appeal.

**SEC. 8.60.5. Subsection 201.3 amended – Terms defined in other codes.**

Subsection 201.3 of the International Property Maintenance Code is amended to read as follows:

**201.3. Terms defined in other codes.** Where terms are not defined in this code and are defined in the California Building, Fire, Plumbing, Mechanical and Electrical Code or NFPA 70, such terms shall have the meanings ascribed to them as stated in those codes. Where this code refers to "International" Building, Fire, Plumbing, Mechanical or other International Codes, the term international shall be replaced with the word "California."

Section 13. The provisions of this ordinance shall be effective at least thirty (30) days from and after the date of its adoption, but no sooner than January 1, 2014.

Section 14. If any section, subsection, sentence, clause, or phrase of this ordinance is for any reason held to be unconstitutional, such decision shall not affect the validity of the other remaining portions of this ordinance. The City Council hereby declares that



it would have passed this ordinance and each section, subsection, sentence, clause, or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared unconstitutional.

Section 15. Pursuant to Section 522 of the Mountain View City Charter, it is ordered that copies of the foregoing proposed ordinance be posted at least two (2) days prior to its adoption in three (3) prominent places in the City and that a single publication be made to the official newspaper of the City of a notice setting forth the title of the ordinance, the date of its introduction, and a list of the places where copies of the proposed ordinance are posted.

Section 16. This ordinance is not subject to the California Environmental Quality Act (CEQA) pursuant to Sections 15060(c)(2) of the CEQA Guidelines (Title 14, Chapter 3, of the California Code of Regulations) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) of the CEQA Guidelines (because it has no potential for resulting in physical change to the environment, directly or indirectly).

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AG/5/ORD  
808-10-08-13o-E